



£117,500

*At a glance...*



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**holland  
& odam**

William Reynolds House  
Street  
Somerset  
BA16 0AL

**TO VIEW**

3 Farm Road, Street,  
Somerset BA16 0BJ

**01458 841411**

[street@hollandandodam.co.uk](mailto:street@hollandandodam.co.uk)



## Directions

From the town centre proceed in an easterly direction passing the Bear Inn on the right. On reaching the mini-roundabout, Wessex Hotel on the right, take the third exit into Church Road and continue passing Strode Theatre on the right. At the mini-roundabout proceed straight ahead into the Bowling Green development and turn right into Springbok Close. William Reynolds House is on the right-hand side.

## Services

Mains electricity, gas, water and drainage are connected. Gas central heating system.

## Local Authority

Somerset Council  
0300 1232224  
[somerset.gov.uk](http://somerset.gov.uk)

## Tenure

Leasehold  
Length of Lease 169 years remaining  
Service/Maintenance Charges £2450 (this includes the roof fund)



## Location

The property is situated on the outskirts of Street in William Reynolds House which was converted from the former mill building of the Avalon Leatherboard Company. Strode College, Crispin secondary school and Strode Theatre are within a short walk whilst the High Street is approximately half a mile and offers a wide range of shops, banks, restaurants, cafes in addition to Clarks Village with its complex of shopping outlets. The historic town of Glastonbury is 2 miles, the Cathedral City of Wells 8 miles and the nearest M5 motorway interchange at Dunball (Junction 23) 14 miles.

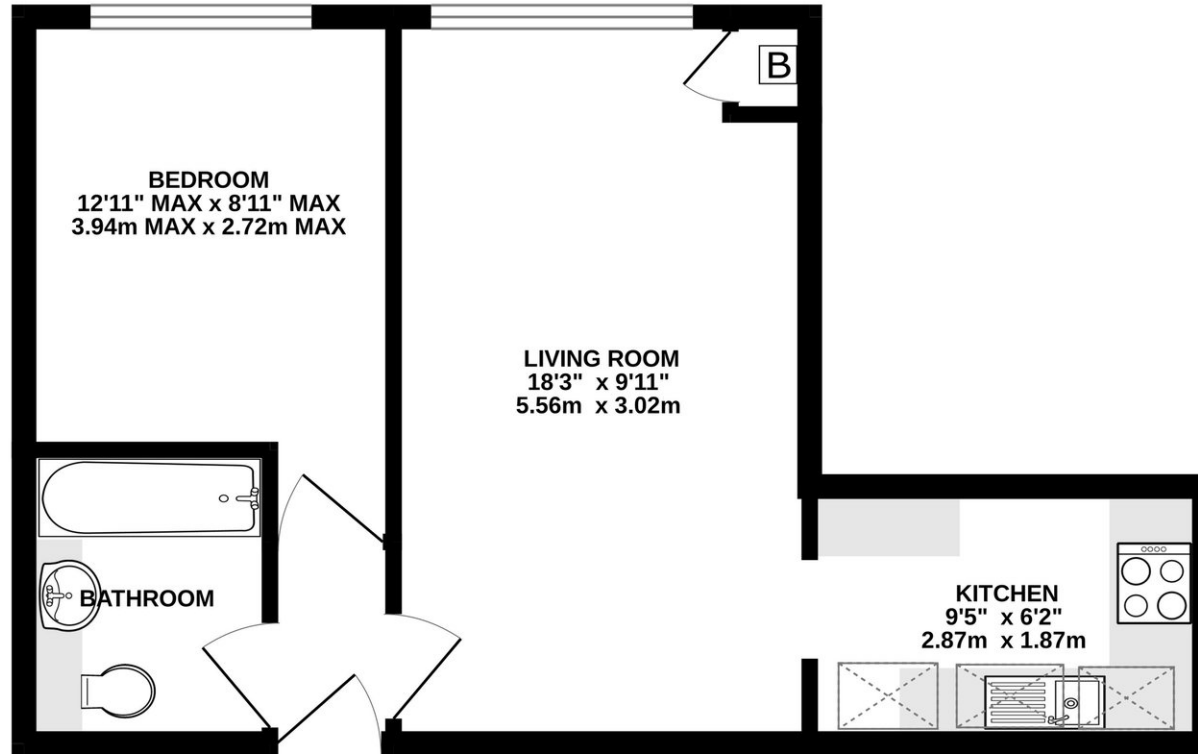
## Insight

A superb opportunity to purchase an immaculately presented and well maintained one bedroom top floor apartment, forming part of William Reynolds House, a historic former mill. Viewing is highly advised to appreciate all that is on offer here.

- Tastefully decorated throughout the apartment boasts a characterful vaulted ceiling with glazed roof and larger than average windows flooding the space with natural light.
- Enjoying a generous sized living room which is light and airy with more than enough space for lounge and dining room furniture.
- Stunning 'John Franklin' kitchen comprising base, wall, and drawer units, built-in oven and gas hob, plenty of worktop space, breakfast bar, and space for a tall fridge/freezer.
- Well-proportioned double bedroom with ample space for freestanding furniture and large window again flooding the room with natural light.
- Attractive well-appointed bathroom comprising panelled bath with shower over, built-in unit incorporating the wash basin, WC and storage.
- Dedicated parking space, ensuring convenience and peace of mind, as you won't have to worry about finding a spot or dealing with parking restrictions.



TOP FLOOR  
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 383 sq.ft. (35.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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